

STATE MS.-DE SOTO CO.  
FILED

BK 0334 PG 0198

CLEO P. TIPTON, GRANTOR

JUN 2 2 11 PM '98

TO

WARRANTY DEED

LOIS TIPTON CURRY, GRANTEE BK 334 PG 198  
W.E. DAVIS CH. CLK.

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable legal consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, CLEO P. TIPTON, hereby sells, conveys, and warrants unto the Grantee, LOIS TIPTON CURRY, the land in DeSoto County, Mississippi, being more particularly described as follows:

1.44 acres more or less in the southeast quarter of the southeast quarter of Section 15, Township 2 South, Range 8 West, DeSoto County, Mississippi and more particularly described as follows:

Beginning at the southeast corner of said Section; thence north 89 degrees, 43 minutes, 36 seconds west a distance of 292.36 feet to a ½ inch rebar set; thence north 00 degrees, 09 minutes 50 seconds west a distance of 170.71 feet to a ½ inch rebar set; thence north 89 degrees, 43 minutes, 44 seconds west a distance of 49.87 feet to a ½ inch rebar set; thence north 00, degrees 26 minutes, 22 seconds east a distance of 38.00 feet to a 3/8 inch rebar found at the southwest corner of the Tipton Tract (Deed Book 133, Page 571); thence south 89 degrees, 43 minutes, 44 seconds east along said Tipton south line a distance of 341.84 feet to a cotton spindle found in Robertson Road; thence along said road south 00 degrees, 09 minutes, 50 seconds east a distance of 208.72 feet to a p.k. nail set being the point of beginning. Subject to the right of way to Robinson Road and Starlanding Road.

By acceptance of this Deed, the parties agree that this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi and rights of way and easements for public roads, flowage, and utilities. Taxes for 1998 shall be estimated and prorated at closing and paid by the Grantee when due with any final adjustments in proration to be made between Grantor and Grantee when the actual ad-valorem tax bill is rendered. Possession will be given upon delivery of this deed.

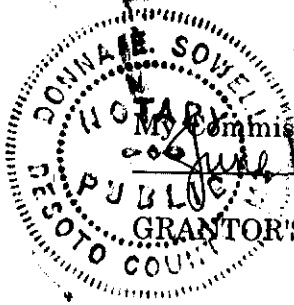
EXECUTED this the 28<sup>th</sup> day of May, 1998.

  
CLEO P. TIPTON

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named CLEO P. TIPTON, who acknowledged signing and delivering the above and foregoing Warranty Deed on the day and year therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 28<sup>th</sup> day of May, 1998.



Donna E. Sowell  
NOTARY PUBLIC

My Commission Expires:

June 12, 2000

GRANTOR'S ADDRESS:

1998 Star Landing Rd. W. Nesbit, MS  
Home #: (601) 429-869 Bus. #: ( ) N/A

GRANTEE'S ADDRESS:

6718 Stewart Forrest CT E. Memphis, TN  
Home #: (901) 362-0174 Bus. #: ( ) N/A

Prepared by:

Walker, Brown & Brown, P. A.

P. O. Box 276

Hernando, MS 38632

(601) 429-5277

(901) 521-9292

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